

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
P.C. 5-8-02 Item 3.b.

File Number
PDC 01-03-039

Application Type
Planned Development Rezoning

Council District
6

Planning Area
Central

Assessor's Parcel Number(s)
277-19-032

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Anastazia Aziz

Location: West side of Page Street approximately 260 feet north of Chiechi Avenue

Gross Acreage: 0.31

Net Acreage: 0.31

Net Density: 13 DU/AC

Existing Zoning: County

Existing Use: Multi-family Residential

Proposed Zoning: A(PD) Planned Development

Proposed Use: Multi-family Residential

GENERAL PLAN

Completed by: AA

Land Use/Transportation Diagram Designation
Medium High Density Residential (12-25 DU/AC)

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: AA

North: Multi-family Residential

County

East: Multi-family Residential

County

South: Multi-family Residential

County

West: Multi-family Residential

R-M Residence

ENVIRONMENTAL STATUS

Completed by: AA

☐ Environmental Impact
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: AA

Annexation Title: Sunol No. 64

Date: In process

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial

Date: _____

Approved by: _____
☐ Action
☒ Recommendation

APPLICANT/DEVELOPER/OWNER

Mladen Bubic
19084 Tilson Avenue
Cupertino, CA 95014

Bruno Marcelic
3707 Williams Road, Suite 202
San Jose, CA 95117

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: AA

Department of Public Works

See attached memo

Other Departments and Agencies

See attached memorandum from Fire Department .

GENERAL CORRESPONDENCE

April 25, 2002 and May 5, 2001 letters from the Buena Vista Neighborhood Association.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Mladen Bubic, is requesting a Planned Development Rezoning to allow a total of four multi-family attached units in two buildings on a 0.31 gross acre site. The property is currently located in the County of Santa Clara and an annexation application, Sunol No. 64, was filed currently with the subject Planned Development Zoning. The property was part of the larger City-initiated Buena Vista annexation which failed to gain voter approval earlier this year. Sunol No. 64 annexation is in process and is expected to be considered by the City Council by the end of June, 2002.

Project Description

The proposed residential buildings are accessed via a driveway and pedestrian walkway along the southern edge of the property. The building located closest to Page Street includes one unit with its primary pedestrian entry facing the street and a two-car garage that is accessed from the private driveway and is not visible from Page Street. The second unit in this building is oriented to the west, towards the rear of the property. Both the pedestrian and vehicular entries for this unit are accessed from the public driveway and are not visible from the street. The second two-unit building is located at the rear of the property and both units are oriented towards Page Street. One unit is at the terminus of the driveway with the front porch and main entry visible from the street. The second unit is not visible from the street. The proposed buildings reach a maximum height of 27 feet (two stories). Each unit provides two covered parking spaces in either a doublewide or tandem garage configuration. Four guest parking stalls are provided on the site and two on Page Street adjacent to the project frontage.

Site Conditions and Context

Two dwelling units, circa 1920, currently exist on the site and are proposed for demolition. A number of existing trees on the site include three of ordinance size, one of which is proposed to be removed and two to be preserved. The site is surrounded by primarily multi-family residential uses. To the north and east, multiple single-family detached residential units occupy one lot, similar to the existing situation of the subject site. The properties to the south and west are developed with multi-family attached units. Single-family residential units are scattered throughout the neighborhood.

The property is located within the Burbank Strong Neighborhoods Initiative Area just two blocks south of San Carlos Street. This section of San Carlos Street is designated *Neighborhood Business District* and *Transit Oriented Development Corridor* by the 2020 General Plan and within walking distance of the subject property. Currently, VTA operates buses No. 23 and 85 along San Carlos Street

ENVIRONMENTAL REVIEW

The project is exempt from further environmental review pursuant to the California Environmental Quality Act under Section 15303 (b) which exempts structures in urban areas designed for not more than six dwelling units. The subject proposal contains four dwelling units. The two existing homes on the property were evaluated for historic status and found to be non-significant

COMMUNITY OUTREACH

A community meeting was held on October 15, 2001 at Luther Burbank School. One community member attended the meeting. Notices of the community meeting and the public hearings were mailed to all property owners and tenants within 500 feet of the subject site. Notice of the public hearings was also published in the newspaper. Staff has recently received a phone call and letter from the Buena Vista Neighborhood Association requesting that the second story of the unit adjacent to Page Street be set back from the first story.

GENERAL PLAN CONFORMANCE

The proposed residential use is in conformance with the *Medium High Density Residential (12-25 DU/AC)* designation of the property in the General Plan. Surrounding parcels are also designated Medium High Density Residential.

ANALYSIS

The primary issues associated with this proposal are land use compatibility, conformance with the Residential Design Guidelines (RDG) and parking.

Land Use Compatibility

The proposed multi-family residential use was designed to ensure compatibility with surrounding established multi-family and single-family residential uses in the Buena Vista area. Staff is aware that existing multi-family uses constructed in the area in the 1960's and 1970s do not have adequate open space or on-site parking and has worked with the applicant to ensure that the proposed project meets the current open space and parking requirements of the Residential Design Guidelines. The proposed two-story structures are compatible in scale with the adjacent two-story buildings. The proposed site design orients the front unit to Page Street consistent with the pattern of single-family homes in the area.

The proposed residential infill development will contribute to the development of San Carlos Street as a pedestrian-oriented Neighborhood Business District (NBD) and Transit-Oriented Development (TOD) Corridor. San Carlos Street is a street characterized by commercial uses located within easy walking distance of the subject property. The subject proposal will provide higher density housing proximate to a developing transit corridor, will add more residential units close to an existing NBD and will provide new residents an opportunity to make use of nearby retail and transit options.

The proposal represents an appropriate infill development and sets a precedent in the neighborhood for multi-family residential design that is sensitive and compatible with the greater neighborhood.

Setbacks and Building Design

The proposed setbacks respect the character of surrounding single-family residential uses consistent with the Residential Design Guidelines. The 25-foot front yard setback (with permitted five-foot encroachment for a front porch) and five-foot side yard setbacks mirror the setback standards for the R-1-8 single-family residential Zoning District. By reflecting the R-1-8 single-family zoning standards for the front and side yards, the proposal will appear consistent from Page Street with surrounding single-family lots in the neighborhood. The Residential Design Guidelines permit a reduced rear yard setback of five feet for two-story uses adjacent to carports; however, in this case the proposed rear setback was increased to 15 feet to provide a private rear yard more reflective of single-family development standards and consistent with the RDG open space requirements.

The proposed conceptual elevations and architectural design mimic a contemporary arts and crafts style in keeping with the older homes in the neighborhood. The eastern facade presented to Page Street complements the existing single-family residential neighborhood design. The sloping roof sets the face of the dormer windows back seven feet from the first floor and over 30 feet from Page Street. Additionally, the façade of the rear unit features a pedestrian porch entry and contemporary arts and crafts architectural style that is visible from Page Street and complements the surrounding neighborhood. Staff will continue to work with the applicant at the Planned Development Permit stage to ensure that the integrity of the design is maintained.

Parking

The proposal meets the required parking ratios specified by the Residential Design Guidelines for three-bedroom units, namely two covered spaces per unit and 1.3 guest spaces per unit. Each unit accommodates two covered parking spaces in either a double or tandem garage configuration. Four accessible guest-parking spaces are provided at the rear of the site and the remaining two guest spaces are provided on Page Street along the property frontage. Although the site is proximate to the San Carlos NBD and TOD, no parking reduction from the Guidelines' standard is proposed for this project.

RECOMMENDATION

Planning staff recommends the Planning Commission forward a recommendation of approval and the City Council adopt an ordinance rezoning the subject site for the following reasons:

1. The proposed project is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of *Medium High Density Residential: 12-25 Dwelling Units per Acre*.
2. The proposed project conforms to the Residential Design Guidelines.
3. The project furthers the goals and objectives of the City's infill housing strategies.
4. The proposed rezoning is compatible with existing and proposed uses on the adjacent and neighboring properties.
5. The proposed rezoning will facilitate annexation of a parcel located within the City's Urban Service Area in conformance with LAFCO Policy.

c.c. Bill Scott, CSJ SNI team

Robert, Solis, Buena Vista Neighborhood Association, PO Box 26953, San Jose, CA 95159-6953